

## HARROGATE BOROUGH COUNCIL

### PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

**DATE: 9 March 2004**

<b>PLAN: 07</b>	<b>CASE NUMBER:</b>	04/00526/CON
<b>APPLICATION NO. 6.124.403.A.CON</b>	<b>GRID REF: EAST</b>	446930 <b>NORTH</b> 452336
	<b>DATE MADE VALID:</b>	29.01.2004
	<b>TARGET DATE:</b>	25.03.2004
	<b>WARD:</b>	Marston Moor

**APPLICANT:** Mr And Mrs M Allen

**AGENT:** Arch-Tech Design

**PROPOSAL:** Conservation Area application for the demolition of one bungalow.

**LOCATION:** 6 Marston Road Tockwith York North Yorkshire YO5 8PR

## REPORT

### SITE AND PROPOSAL

The site is located within the village of Tockwith on Marston Road within the Tockwith Conservation Area. The site currently comprises 6 Marston Road, a detached bungalow of brick construction with a tile roof. The bungalow is set back from the highway and there is a garden to the front and a rear garden leading to a paddock.

The application seeks conservation area consent for the demolition of the bungalow and outbuildings. The redevelopment of the site to provide one dwelling is the subject of a concurrent application.

No supporting information has been submitted with the application but verbally the applicant has stated that the property contains asbestos. Justification for demolition has been requested and will be reported at Planning Committee.

### MAIN ISSUES

1 Impact on the Character of the Conservation Area

### RELEVANT SITE HISTORY

04/00302/FUL - Demolition of existing dwelling and erection of 1no. replacement dwelling (Site area 0.260ha): Pending Decision.

### CONSULTATIONS/NOTIFICATIONS

#### Parish Council

Tockwith

#### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 05.03.2004  
**PRESS NOTICE EXPIRY:** 05.03.2004

#### REPRESENTATIONS

**TOCKWITH PARISH COUNCIL** - The Parish Council has raised no objection.

**OTHER REPRESENTATIONS** - None.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None.

#### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas

SPE4 North Yorkshire County Structure Plan Policy E4

#### ASSESSMENT OF MAIN ISSUES

**1. IMPACT ON THE CHARACTER OF THE CONSERVATION AREA** - Applications for the demolition of buildings within the conservation area are acceptable so long as a scheme showing the redevelopment of the site has also been submitted and that that scheme is also acceptable. The existing bungalow does not contribute to the character and appearance of the Conservation Area and is not worthy of retention. The Council's Conservation and Design section have agreed that the bungalow is not worthy of retention and that its demolition offers an opportunity to improve the character and appearance of this part of the Tockwith conservation area. There is no objection to its demolition as long as the scheme for the replacement dwelling, which is also being considered at this Planning Committee, is found to be acceptable.

**CONCLUSION** - The proposed replacement scheme is considered to be satisfactory and replaces an insignificant building within the conservation area with one that will enhance its character and appearance.

**CASE OFFICER:** Mrs L Drake

#### RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years

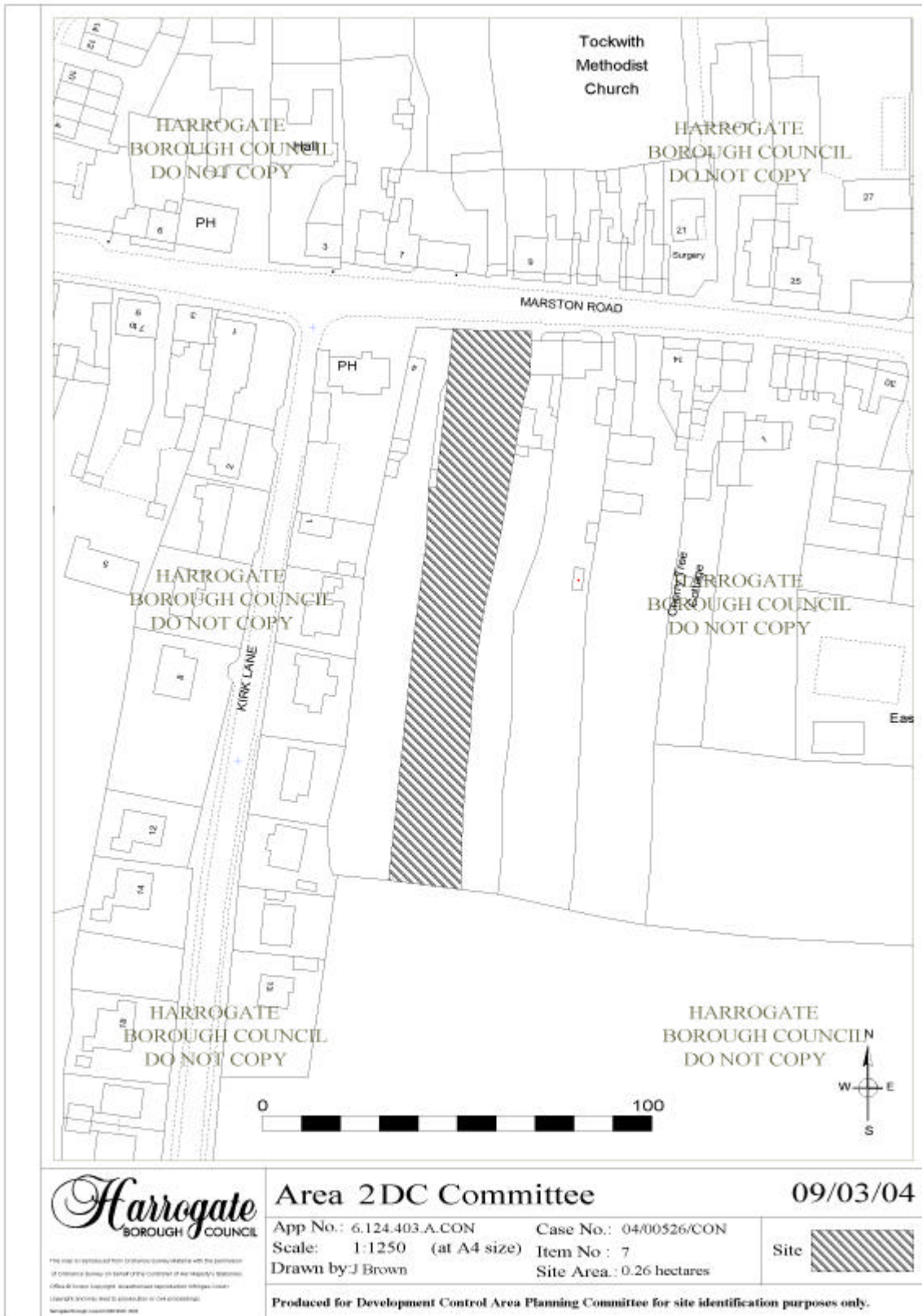
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 29.01.04
- 3 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CM01R VISUAL AMENITY

**INFORMATIVES**

1. Planning permission has also been granted for these works. You are advised, if you have not already done so, to obtain sight of the Notice of Planning Permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Planning Permission.



*Harrogate*  
 BOROUGH COUNCIL

**Area 2DC Committee**

**09/03/04**

App No.: 6.124.403.A.CON

Case No.: 04/00526/CON

Scale: 1:1250 (at A4 size)

Item No: 7

Drawn by: J Brown

Site Area: 0.26 hectares

Site 

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